Map	Block	Lot		CARD			Total Card / Total Parcel
179.0	0005	0003.0	1 of 1		Residential	APPRAISED:	747,600 / 747,600
					ARLINGTON	USE VALUE:	747,600 / 747,600
						ASSESSED:	747,600 / 747,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
435		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SENESI THOMAS & DEBRA
Owner 2:	
Owner 3:	
Street 1:	435 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,513 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Aluminum Exterior and 1544 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6513.000	315,200	1,600	430,800	747,600
Total Card	0.150	315,200	1,600	430,800	747,600
Total Parcel	0.150	315,200	1,600	430,800	747,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.07 | /Parcel: 484.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121745

GIS Ref

GIS Ref

Insp Date 07/10/18

!14102!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,200	1600	6,513.	430,800	747,600	747,600	Year End Roll	12/18/2019
2019	101	FV	238,900	1700	6,513.	424,600	665,200	665,200	Year End Roll	1/3/2019
2018	101	FV	215,000	1700	6,513.	326,200	542,900	542,900	Year End Roll	12/20/2017
2017	101	FV	215,000	1700	6,513.	307,700	524,400	524,400	Year End Roll	1/3/2017
2016	101	FV	215,000	1700	6,513.	283,100	499,800	499,800	Year End	1/4/2016
2015	101	FV	209,500	1700	6,513.	264,600	475,800	475,800	Year End Roll	12/11/2014
2014	101	FV	209,500	1700	6,513.	243,700	454,900	454,900	Year End Roll	12/16/2013
2013	101	FV	209,500	1700	6,513.	243,700	454,900	454,900		12/13/2012

PRINT

Date	Time
12/11/20	03:58:51

LAST REV

Date	Time
08/06/18	10:07:49
apro	
14102	

USER DEFINED

Prior Id # 1:	121745
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LASALLE BANK	27100-55		2/28/1997		177,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2010	702	Addition	43,085					12X14 ADD & 8X14 D
12/10/1996	639	Manual	4,275					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	MEAS&NOTICE	CC	Chris C
12/17/2008	Entry Denied	336	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
7/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6513		Sq. Ft.	Site		0	70.	0.94	6									430,771						430,800	

Total AC/HA: 0.14952 | Total SF/SM: 6513 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 430,771 | Spl Credit | Total: 430,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32987571
Const Adj.:	1.00589943
Adj $ / SQ:	167.215
Other Features:	86543
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387216
Depreciation:	72022
Depreciated Total:	315194

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB		

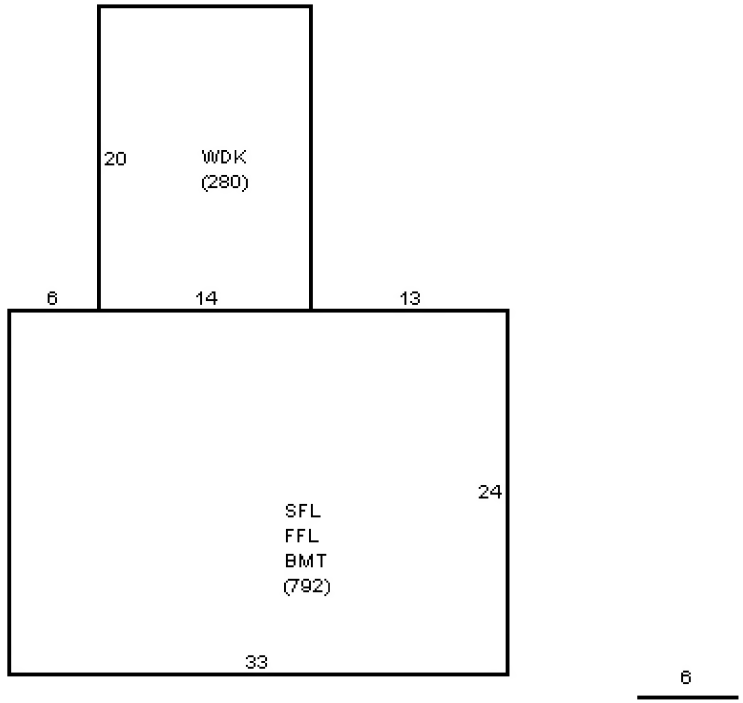
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.22
Special Features:	0	Val/Su Net:	120.49
Final Total:	315200	Val/Su SzAd	204.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	50.160	39,730
FFL	First Floor	792	167.220	132,434
SFL	Second Floor	752	167.220	125,813
WDK	Deck	280	9.630	2,696

Net Sketched Area:	2,616			Total:	300,673
Size Ad	1544.3999	Gross Are	2656	FinArea	1544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	6X10	A	AV	1998	9.33	T	16.8	101			500			500
19	Patio	D	Y	1	400	A	AV	2004	3.19	T	12	101			1,100			1,100

More:	N	Total Yard Items:	1,600	Total Special Featues:	Total: 1,600

IMAGE

AssessPro Patriot Properties, Inc